## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

9 Heffernan Walk, Heidelberg Heights Vic 3081

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |                    |  |           |      |        |                    |  |  |
|--|-------------|-----|--------------------|--|-----------|------|--------|--------------------|--|--|
| Range betweer  | \$750,000   |     | &                  |  | \$825,000 |      |        |                    |  |  |
| Median sale price  |             |     |                    |  |           |      |        |                    |  |  |
| Median price   | \$1,002,000 | Pro | Property Type Hous |  | se        |      | Suburb | Heidelberg Heights |  |  |
| Period - From  | 01/07/2023  | to  | 30/09/2023         |  | So        | urce | REIV   |                    |  |  |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property           | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 3 Skeggs Cr HEIDELBERG HEIGHTS 3081    | \$850,000 | 18/06/2023   |
| 2   | 1/33 Mcewan Rd HEIDELBERG HEIGHTS 3081 | \$780,000 | 06/05/2023   |
| 3   | 41 Skeggs Cr HEIDELBERG HEIGHTS 3081   | \$745,000 | 19/10/2023   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/11/2023 13:28









**Property Type:** Townhouse **Land Size:** 151 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price September quarter 2023: \$1,002,000

# **Comparable Properties**



Price: \$745,000 Method: Private Sale Date: 19/10/2023 Property Type: Townhouse (Single)

#### Account - Barry Plant | P: (03) 9431 1243



propertydata com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.